

**CITY OF BUFFALO URBAN RENEWAL AGENCY
BOARD MEETING MINUTES**

MEETING DATE: August 1, 2011 Special Meeting

MEMBERS AND OFFICERS PRESENT: Mayor Byron Brown
Council President Franczyk
Council Member Kearns
David Rodriguez, Acting Corporation Counsel
Commissioner Penksa
Dominic Bonifacio
Council Member LoCurto

MEMBERS ABSENT: Brendan R. Mehaffy

SECRETARY: Scott C. Billman

OTHERS PRESENT: Margreta Mobley, FCA
Yvonne McCray, COB/BURA
Angela Weber, OSP
Francisco Guzman, BURA
Lynne Urbanski, BURA/OSP
Darryl McPherson, Division of Audit
Jim Folan, Contract Administration
David Alexander, SAA/Walden Park
Diane Bennett, Benedict House
Lawrence Rubin, Kavinoky Cook, LLP

Mayor Brown called this special meeting to order at 9:50 a.m. Council Member Kearns made the motion to waive the reading of the minutes for the June 23, 2011 meeting, and that they are accepted; seconded by Council President Franczyk and carried unanimously.

COMMUNITY DEVELOPMENT BLOCK GRANT

Agenda Item 3a – 2011-2012 Annual Action Plan - Agency Members approved the spending plan for the City of Buffalo 2011-2012 Annual Action Plan. In June HUD announced that it was significantly reducing funding for the Block Grant Program nationally by 16.5%. Section 108 Loans were not cut. This Action Plan was approved by the Common Council and then the Control Board.

Commissioner Penksa made the motion to approve Item 3a contingent on certification of funds by the Agency's Office of Administration and Finance and Agency Counsel approval of all Agreements; seconded by Mr. Bonifacio and carried by vote of 6 to 1, with Common Council President Franczyk opposed.

Agenda Item 3b - Change in Contract Architectural and Engineering Services for City of Buffalo Parks New Playgrounds - Agency Members approved a request for authorization to change the contract with Marquis Engineering, P.C. Architectural and Engineering Services for City of Buffalo New Playgrounds Project. The original contract included Architectural and Engineering services of 24 playgrounds. Eleven (11) additional playgrounds were added to the contract. Additional cost is incurred for the continuation of construction oversight of the 11 additional sights. The 24 original playgrounds totaled approximately \$1,050 per playground install; therefore a request was made for 11 additional playgrounds at \$1,050 each for a total contract increase of \$11,550.00.

Council Member Kearns made the motion to approve Item 3b contingent on certification of funds by the Agency's Office of Administration and Finance and Agency Counsel approval of all Agreements; seconded by Corporation Counsel Rodriguez and carried unanimously.

HOME

Agenda Item 9a – Walden Park Senior Housing Renovation – Agency members approved a request to contract with Walden Park Senior Housing II, LLC or an entity formed by the developer for the specific purpose of the completion of the project to provide for the renovation of Walden Park Senior Housing Renovation project with a total of with \$650,000.00 in HOME funds. Walden Park Senior Housing is an existing 126 unit senior residential community. All residents are qualified at 60% of the area median income or less. The structure is a two story wood framed garden style single building apartment complex consisting of 109,000 square feet. There 114 one bedroom and 12 two bedroom apartment units. Within the building there is a large community room, manager's office, mail room, laundry facilities, storage area and common area greeting space at the main entrance. Parking is provided for all residents along with an entry port cohere and drive up ambulance space. The building is handicap accessible. Renovation work shall include the substantial improvement of all common area lighting, painting, carpet, community area redesign, entrance way improvements, new roof, repairs to the parking lot, concrete walkways and retaining walls. Other major improvements will include a new elevator, an office upgrade along with new boilers and windows. Each unit will have new carpet, paint, window sills, cabinets, appliances, energy efficient lighting and faucets. Eighty units will be HOME assisted.

Commissioner Penksa made the motion to approve Item 9a contingent on certification of funds by the Agency's Office of Administration and Finance and Agency Counsel approval of all Agreements; seconded by Mr. Bonifacio and carried unanimously.

Housing Opportunities for Persons with Aids (HOPWA)

Agenda Item 10a - Benedict House Shelter Contract Amendment – Agency members approved a request to grant a time extension and budget revision to the 2010-2011 Benedict House Housing for Persons With AIDS (“HOPWA”) contract to utilize \$43,367 in reallocated 2010-11 HOPWA Grant Funds. Benedict House will use the funds to assist with facility-based housing operations expenses and support services. Benedict House is an intensive supportive housing program for persons living with HIV/AIDS who are homeless or unable to live alone due to the nature of their disease. There is no construction or renovations involved in this project.

Council President Franczyk made the motion to approve Item 9a contingent on certification of funds by the Agency’s Office of Administration and Finance and Agency Counsel approval of all Agreements; seconded by Council Member LoCurto and carried unanimously.

There being no further business to discuss, Council Member Kearns made a motion to adjourn the meeting; seconded by Council Member LoCurto and carried unanimously.

The meeting was adjourned at 9:50 a.m.

The next regularly scheduled meeting will be held at 10:05 a.m., Thursday, August 11, 2011, Room 209 City Hall, Buffalo, New York.

Respectfully submitted,



Scott C. Billman
Secretary